

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, November 7, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of October 31, 2008**
 - C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
 - D. Announcement of Handout Materials Related to Today's Agenda Items**
 - E. Requests for Continuance**
 - F. Formation of Consent Calendar**
-

Regular Agenda Items

- 1. [Casa de Amparo; Major Use Permit P03-004; North County Metropolitan Subregional Plan Area \(Gonzales\)](#)

The proposed project is a Major Use Permit application to construct and operate (1) a temporary shelter for children when it is unsafe for them to remain in the home; and (2) a child development center (daycare facility) for children whose safety at home is not a concern. The project site is 11.43 acres in size and is located on the south side of Buena Creek Road, approximately 1000 feet west of Twin Oaks Valley Road in the North County Metropolitan Subregional Plan Area. The site is subject to the County of San Diego General Plan Regional Category Estate Development Area (EDA), Estate Residential (17) Land Use Designation, and is zoned Limited Agriculture (A70).

2. **Shady Grove; Major Use Permit Modification P00-006W²; Fallbrook Community Plan Area (Gonzales)**

The proposed project is a Major Use Permit Modification to revise the architectural design and floor plans. Three new home types (1690, 1997 and 2275 square feet) would be added to the previously approved six home types and would apply to Lots 47-107 of the approved Tentative Map, TM5195RPL3. The project site, is located at the southeast-intersection of Gum Tree Lane and Stagecoach Lane in the Fallbrook Community Planning Area and is subject to the Country Town (CT) General Plan Regional Category and the (3) Residential Land Use Designation. The subject property is zoned RR2, Rural Residential.

3. **Engineer Springs Wireless Telecommunication Facility; Major Use Permit P05-022; Jamul-Dulzura Community Plan Area (Johnston)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility, located at 1654 Arnoldo Road (APN# 649-141-06). The project is located within the Jamul-Dulzura Community Planning Area that is located in unincorporated San Diego County. The facility includes a 35-foot tall monobroadleaf tree to which 12 panel antennas and 3 omni whip antennas will be mounted. Associated equipment will be enclosed by a 10-foot high Concrete Masonry Unit (CMU) equipment shelter. The project will occupy 650 square-feet of the 16.42 acre parcel. The project is subject to the Regional Land Use Element Policy 1.4, Rural Development Area (RDA) and the (18) Multiple Rural Use General Plan Land Use Designation. It is zoned A72 (General Agriculture) which permits Wireless Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance.

4. **Santa Ysabel Wireless Telecommunication Facility; Major Use Permit P06-095; North Mountain Subregional Planning Area (Johnston)**

This is a request for a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility located at 29313 State Route 78 (APN# 248-020-11). The project is located within the North Mountain Subregional Planning Area that is located in unincorporated San Diego County. The facility includes a 50-foot tall monobroadleaf tree to which 36 panel antennas will be mounted; including 12 each for AT&T, Verizon, and T-Mobile. Associated equipment will be enclosed in three, 10-foot high Concrete Masonry Unit (CMU) equipment shelters, surrounded by a 6-foot tall chain link fence and landscaping for screening. The project will occupy 2,223 square-feet of the 87 acre parcel. The project site is subject to the Regional Land Use Element Policy 1.6, Environmentally Constrained Area (ECA) and (20) General Agriculture Land Use Designation. It is zoned A72 (General Agriculture), which permits Wireless

Telecommunication Facilities under the Tier 4 Classification with the approval of a Major Use Permit pursuant to Section 6985A of the Zoning Ordinance.

5. **Proposed Zoning Ordinance Amendment, POD 08-005, Second Dwelling Units, Accessory Apartments, Countywide (Stevens)**

Proposed amendment to the San Diego County Zoning Ordinance to simplify the various accessory dwelling types. Zoning Ordinance Section 6156 identifies four types of accessory dwellings: Second Dwelling Units, Accessory Apartments, Accessory Living Quarters and Guest Living Quarters. DPLU is proposing to reduce the number of accessory units into two types: Second Dwelling Units and Guest Living Quarters, and proposing changes to the limitations on said units.

6. **KRS Development Tentative Map (TM) 5511RPL³ and Site Plan S07-019; Borrego Springs Community Plan Area (Taylor)**

A request for a Vesting Tentative Map to subdivide a 50.69-acre property into 17 single-family residential lots of at least 2 acres each, along with one 11.6 acre commercial lot. The project site is located West of Hoberg Road and north of Palm Canyon Drive, abutting Anza-Borrego Desert State Park, in the unincorporated community of Borrego Springs. No extension of sewer or water utilities will be required by the project, and no development is currently proposed for the commercially zoned lot. Such development will be required to be approved under a subsequent Site Plan permit.

Administrative Agenda Items

G. Director's Report

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

H. Report on actions of Planning Commission's Subcommittees.

I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

J. Discussion of correspondence received by Planning Commission.

K. Scheduled Meetings.

November 21, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 5, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 19, 2008	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 9, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 8, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 22, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.